HOUSING MARKET INFORMATION

HOUSING NOW
Hamilton and Brantford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: September 2012

New Home Market

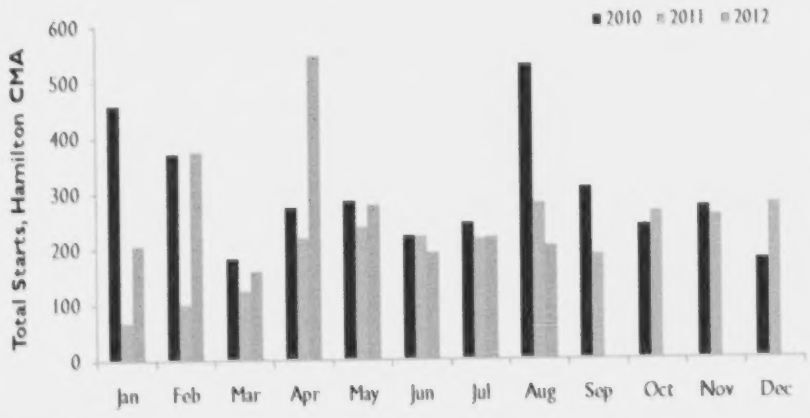
Hamilton total housing starts return to historical levels

Hamilton Census Metropolitan Area (CMA) total housing starts moderated in August 2012 from the same month a year ago. This month's decrease in housing starts occurred across all dwelling types, with the exception of semi-detached structures. However, between January and August 2012, the number of housing starts remained well above the levels reached during the first eight months of 2011.

Given that residential construction activity was particularly strong in the first half of 2012, the weaker performance this August can be seen as a return to historical levels. Single-detached housing starts, which are less volatile and therefore a better indicator of the trend in construction activity, remained relatively healthy with a year-to-date increase of ten per cent. On a sub-market basis, in

Figure 1

Hamilton Total Housing Starts Return to Historical Levels



Source: CMHC

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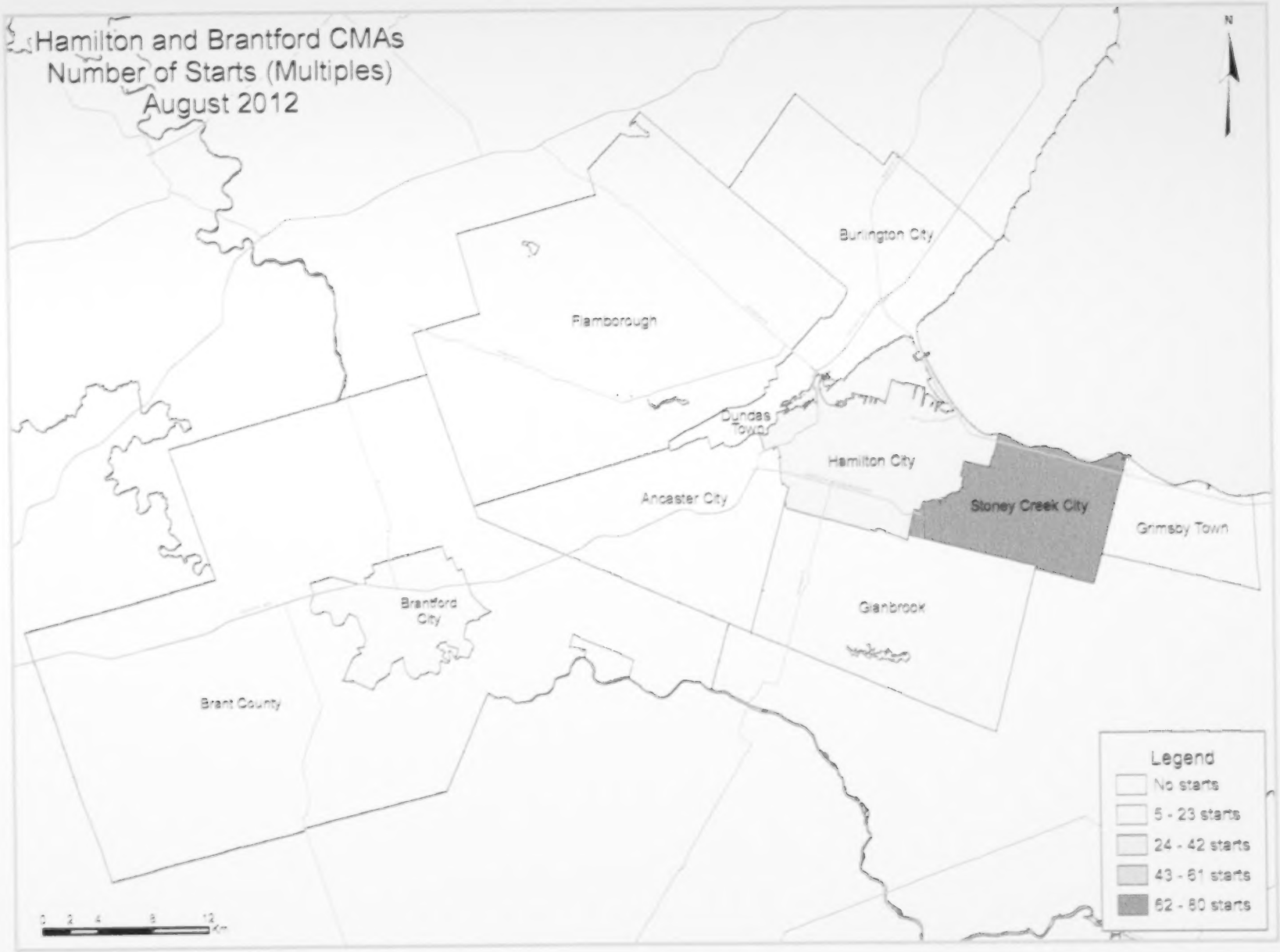
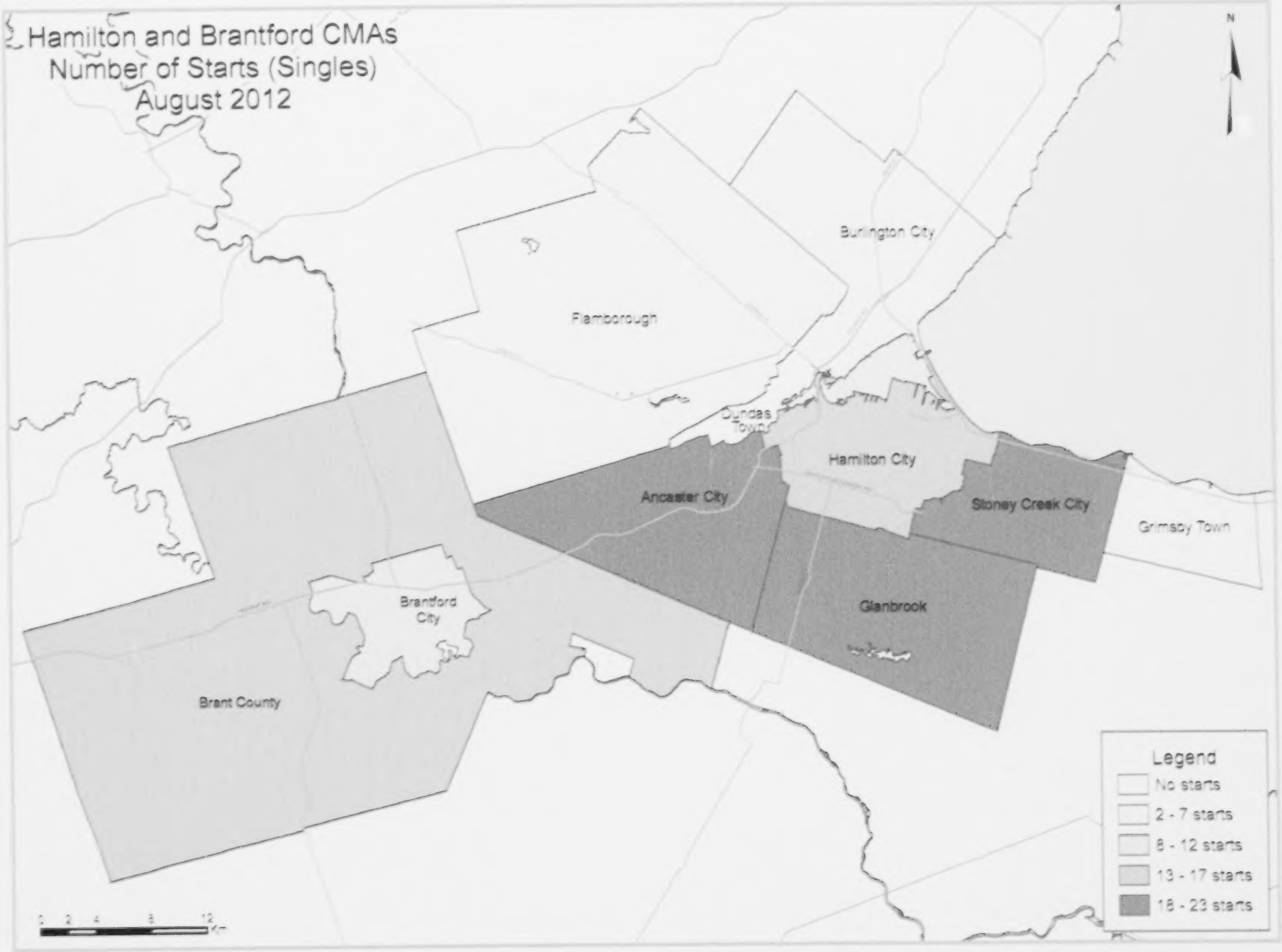
August 2012, the City of Hamilton accounted for all the housing starts with the exception of two single-detached homes which were started in Burlington. Essentially, no residential construction activity was reported in Grimsby this month.

Brantford total housing starts up in August 2012

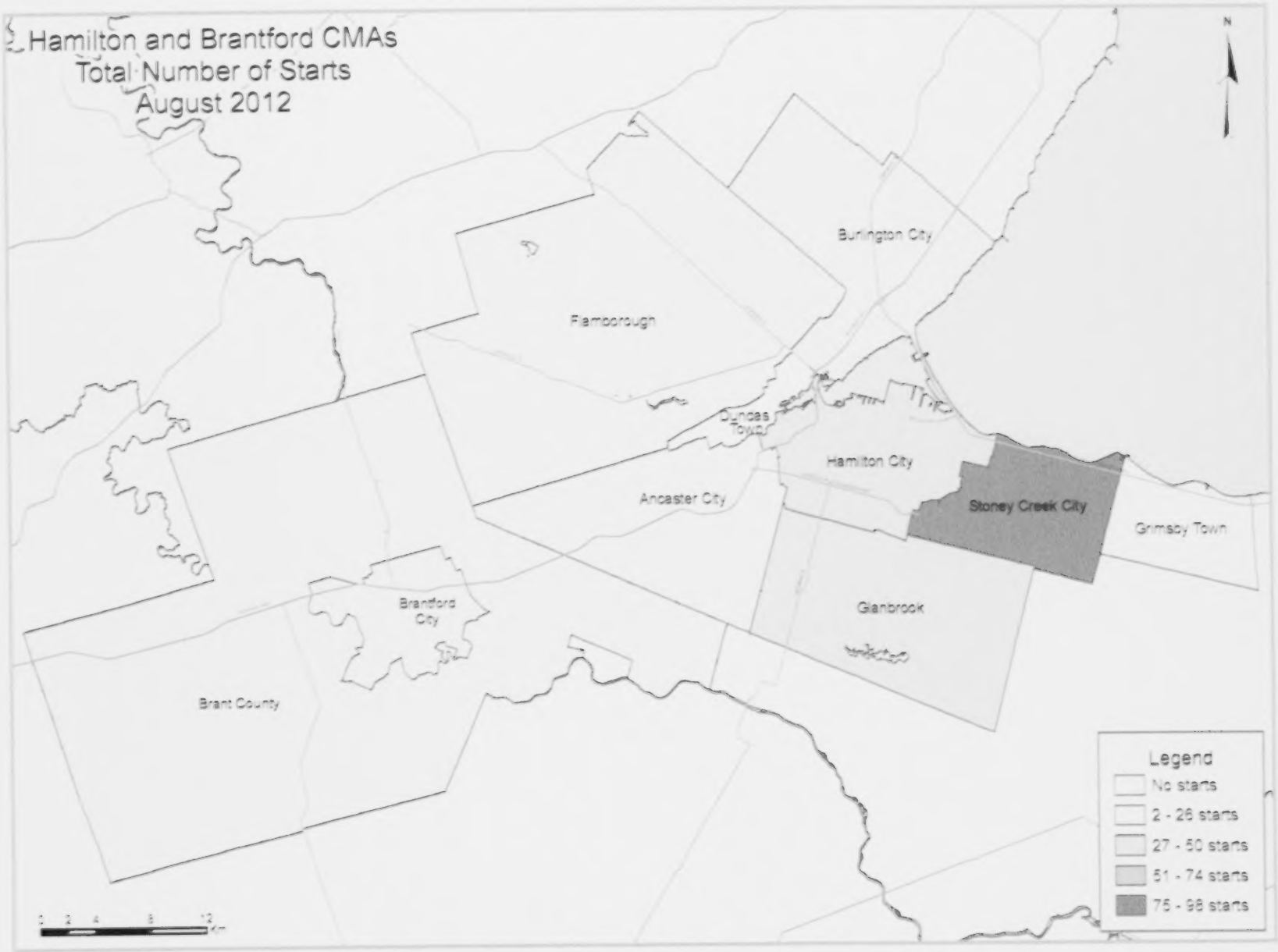
Contrary to easing in residential construction activity in the Hamilton CMA, the Brantford CMA total housing starts increased in August 2012 from the same month a year earlier. Single-detached starts were completely responsible for the healthy performance in total housing starts this month. Meanwhile, townhouse starts were slightly below last year's level. As in August of 2011, no semi-detached or apartment construction activity occurred in the Brantford CMA during this period. On a sub-market basis, in August 2012, Brantford City recorded strong gains in housing starts while construction activity in Brant City remained relatively unchanged.

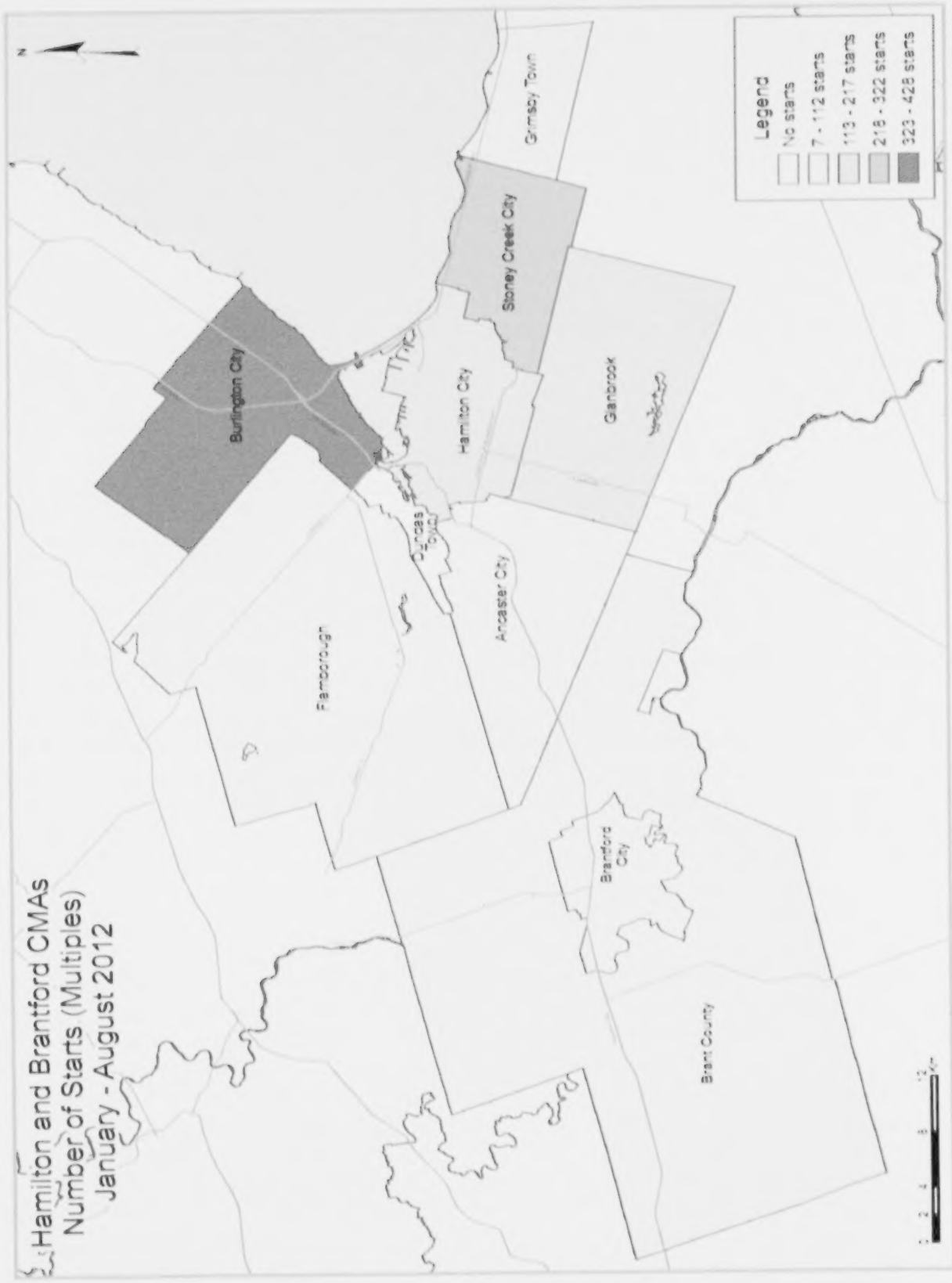
Figure 2

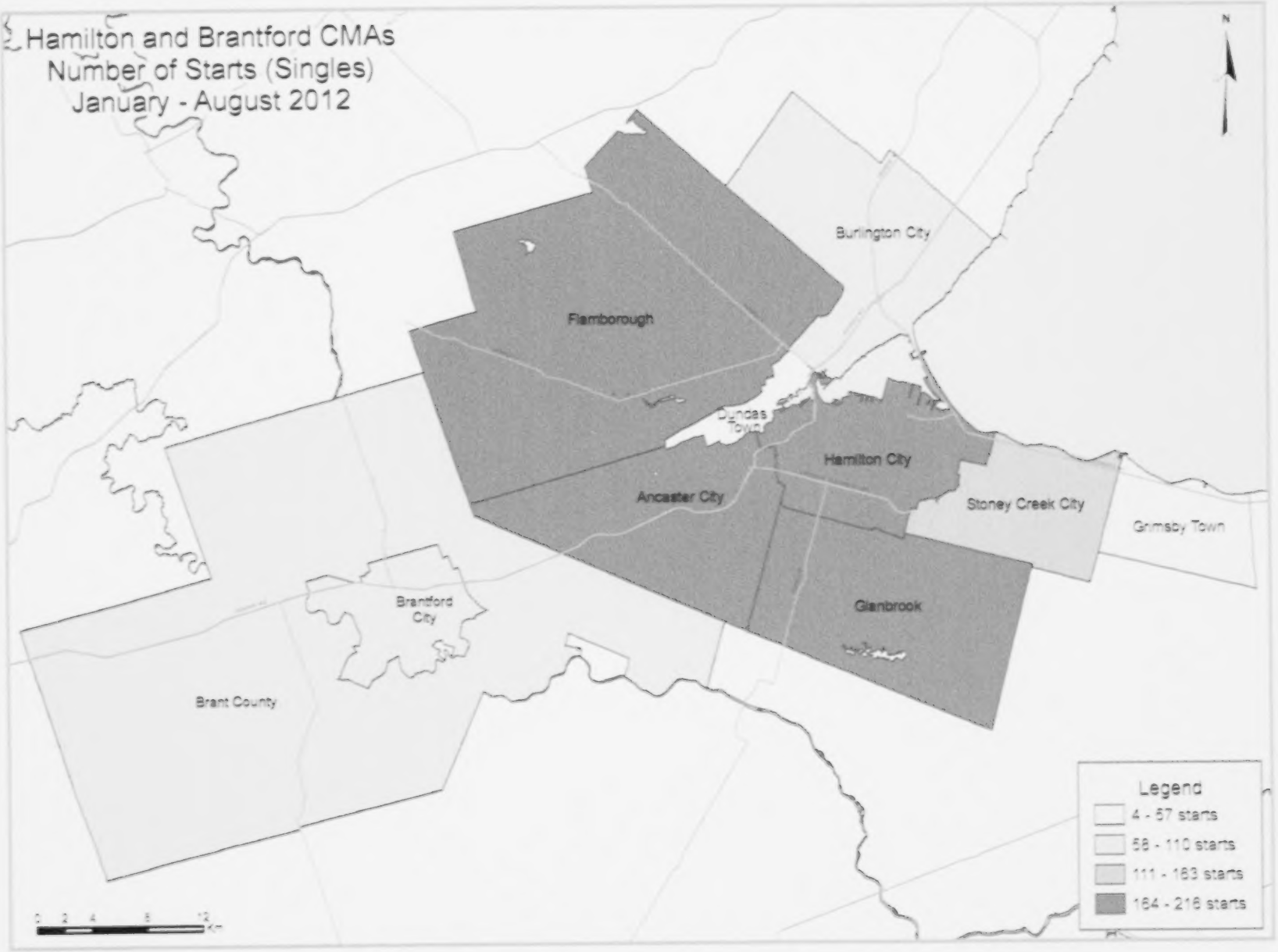

Hamilton and Brantford CMAs
Number of Starts (Multiples)
August 2012
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant County
0 2 4 8 12 Km
Legend
No starts
5 - 23 starts
24 - 42 starts
43 - 61 starts
62 - 80 starts

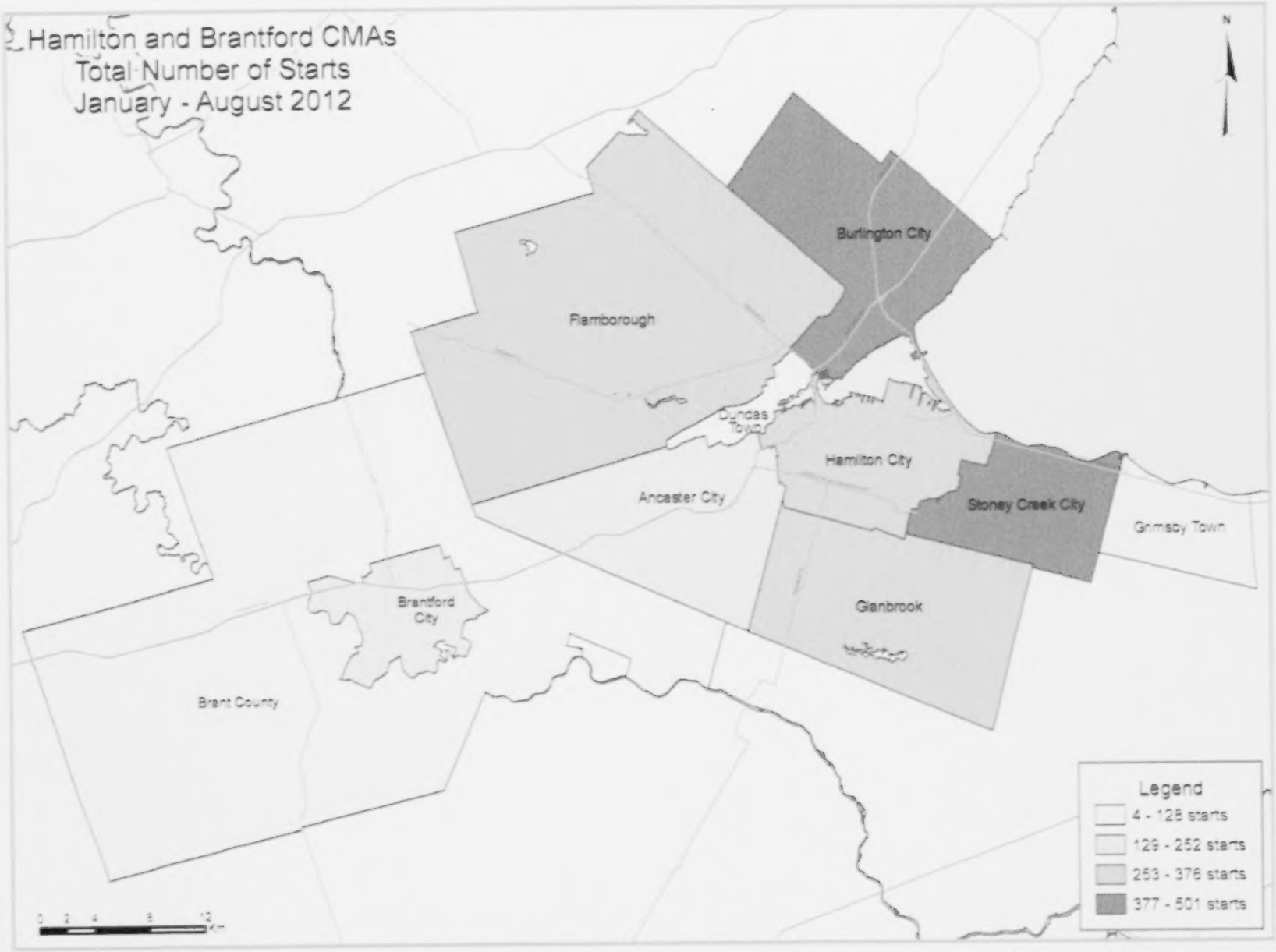


Canada Mortgage and Housing Corporation


Hamilton and Brantford CMAs
Total Number of Starts
August 2012
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant County
Legend
No starts
2 - 26 starts
27 - 50 starts
51 - 74 starts
75 - 98 starts
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - August 2012
Legend
No starts
7 - 112 starts
113 - 217 starts
218 - 322 starts
323 - 428 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas
Ancaster City
Flamborough
Brantford City
Brant County


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - August 2012
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant County
0 2 4 8 12 Km
Legend
4 - 57 starts
58 - 110 starts
111 - 163 starts
164 - 216 starts


Hamilton and Brantford CMAs
Total Number of Starts
January - August 2012
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant County
Legend
4 - 128 starts
129 - 252 starts
253 - 376 starts
377 - 501 starts

HOUSING NOW REPORT TABLES

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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
..	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Hamilton CMA
August 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2012	81	16	37	0	48	3	18	0	203
August 2011	129	0	101	1	42	0	0	8	281
% Change	-37.2	n/a	-63.4	-100.0	14.3	n/a	n/a	-100.0	-27.8
Year-to-date 2012	987	68	456	4	199	341	60	66	2,181
Year-to-date 2011	890	6	292	7	108	75	0	95	1,473
% Change	10.9	**	56.2	-42.9	84.3	**	n/a	-30.5	48.1
UNDER CONSTRUCTION									
August 2012	945	50	442	4	266	655	150	198	2,710
August 2011	797	14	467	8	174	528	2	486	2,476
% Change	18.6	**	-5.4	-50.0	52.9	24.1	**	-59.3	9.5
COMPLETIONS									
August 2012	89	4	79	0	15	0	0	0	187
August 2011	148	2	26	0	9	0	0	0	185
% Change	-39.9	100.0	**	n/a	66.7	n/a	n/a	n/a	1.1
Year-to-date 2012	827	46	437	10	183	124	6	215	1,848
Year-to-date 2011	1,003	76	357	9	99	0	0	63	1,607
% Change	-17.5	-39.5	22.4	11.1	84.8	n/a	n/a	**	15.0
COMPLETED & NOT ABSORBED									
August 2012	48	0	9	0	12	0	0	17	86
August 2011	36	0	6	1	3	0	0	0	46
% Change	33.3	n/a	50.0	-100.0	**	n/a	n/a	n/a	87.0
ABSORBED									
August 2012	86	4	79	0	15	0	0	0	184
August 2011	149	4	26	1	9	0	0	0	189
% Change	-42.3	0.0	**	-100.0	66.7	n/a	n/a	n/a	-2.6
Year-to-date 2012	808	44	432	10	174	134	2	0	1,604
Year-to-date 2011	988	78	372	14	99	11	0	182	1,744
% Change	-18.2	-43.6	16.1	-28.6	75.8	**	n/a	-100.0	-8.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Brantford CMA
August 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2012	26	0	6	0	4	0	0	0	36
August 2011	18	0	12	0	0	0	0	0	30
% Change	44.4	n/a	-50.0	n/a	n/a	n/a	n/a	n/a	20.0
Year-to-date 2012	180	10	39	0	26	0	4	0	259
Year-to-date 2011	142	4	42	0	19	0	0	0	207
% Change	26.8	150.0	-7.1	n/a	36.8	n/a	n/a	n/a	25.1
UNDER CONSTRUCTION									
August 2012	157	8	29	0	75	0	14	0	283
August 2011	125	4	42	0	56	0	0	0	227
% Change	25.6	100.0	-31.0	n/a	33.9	n/a	n/a	n/a	24.7
COMPLETIONS									
August 2012	24	2	10	0	16	0	0	44	96
August 2011	15	2	0	0	7	0	0	0	24
% Change	60.0	0.0	n/a	n/a	128.6	n/a	n/a	n/a	**
Year-to-date 2012	153	2	15	0	46	0	25	61	302
Year-to-date 2011	167	6	6	0	38	0	12	0	229
% Change	-8.4	-66.7	150.0	n/a	21.1	n/a	108.3	n/a	31.9
COMPLETED & NOT ABSORBED									
August 2012	16	0	2	0	20	0	15	0	53
August 2011	29	3	4	0	25	0	6	0	67
% Change	-44.8	-100.0	-50.0	n/a	-20.0	n/a	150.0	n/a	-20.9
ABSORBED									
August 2012	23	2	8	0	10	0	0	0	43
August 2011	16	0	2	0	9	2	0	0	29
% Change	43.8	n/a	**	n/a	11.1	-100.0	n/a	n/a	48.3
Year-to-date 2012	168	5	27	0	39	0	16	0	255
Year-to-date 2011	169	3	8	0	39	3	6	4	232
% Change	-0.6	66.7	**	n/a	0.0	-100.0	166.7	-100.0	9.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
August 2012	79	16	37	0	48	3	18	0	201
August 2011	83	0	50	0	27	0	0	8	168
Former Hamilton City									
August 2012	16	0	7	0	0	0	18	0	41
August 2011	16	0	38	0	4	0	0	8	66
Stoney Creek City									
August 2012	18	10	30	0	40	0	0	0	98
August 2011	4	0	9	0	0	0	0	0	13
Ancaster City									
August 2012	18	0	0	0	0	0	0	0	18
August 2011	24	0	0	0	0	0	0	0	24
Dundas Town									
August 2012	0	0	0	0	0	0	0	0	0
August 2011	1	0	0	0	0	0	0	0	1
Flamborough									
August 2012	4	2	0	0	0	3	0	0	9
August 2011	3	0	0	0	0	0	0	0	3
Glanbrook									
August 2012	23	4	0	0	8	0	0	0	35
August 2011	35	0	3	0	23	0	0	0	61
City of Burlington									
August 2012	2	0	0	0	0	0	0	0	2
August 2011	41	0	0	0	15	0	0	0	56
Grimsby									
August 2012	0	0	0	0	0	0	0	0	0
August 2011	5	0	51	1	0	0	0	0	57
Hamilton CMA									
August 2012	81	16	37	0	48	3	18	0	203
August 2011	129	0	101	1	42	0	0	8	281
Brant County									
August 2012	14	0	0	0	0	0	0	0	14
August 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
August 2012	12	0	6	0	4	0	0	0	22
August 2011	5	0	12	0	0	0	0	0	17
Brantford CMA									
August 2012	26	0	6	0	4	0	0	0	36
August 2011	18	0	12	0	0	0	0	0	30

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
August 2012	829	50	261	4	248	131	150	48	1,721
August 2011	494	8	380	2	107	144	2	227	1,364
Former Hamilton City									
August 2012	176	8	33	0	22	128	150	24	541
August 2011	109	8	86	0	23	20	2	227	475
Stoney Creek City									
August 2012	106	10	189	0	54	0	0	0	359
August 2011	56	0	85	0	0	0	0	0	141
Ancaster City									
August 2012	168	0	0	4	72	0	0	24	268
August 2011	114	0	36	2	0	62	0	0	214
Dundas Town									
August 2012	5	0	0	0	0	0	0	0	5
August 2011	12	0	0	0	0	62	0	0	74
Flamborough									
August 2012	216	12	15	0	0	3	0	0	246
August 2011	26	0	51	0	0	0	0	0	77
Glanbrook									
August 2012	158	20	24	0	100	0	0	0	302
August 2011	177	0	122	0	84	0	0	0	383
City of Burlington									
August 2012	96	0	127	0	10	524	0	150	907
August 2011	256	6	36	0	55	384	0	259	996
Grimsby									
August 2012	20	0	54	0	8	0	0	0	82
August 2011	47	0	51	6	12	0	0	0	116
Hamilton CMA									
August 2012	945	50	442	4	266	655	150	198	2,710
August 2011	797	14	467	8	174	528	2	486	2,476
Brant County									
August 2012	64	2	0	0	15	0	0	0	81
August 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
August 2012	93	6	29	0	60	0	14	0	202
August 2011	56	4	42	0	56	0	0	0	158
Brantford CMA									
August 2012	157	8	29	0	75	0	14	0	283
August 2011	125	4	42	0	56	0	0	0	227

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
August 2012	53	4	38	0	15	0	0	0	110
August 2011	126	0	20	0	9	0	0	0	155
Former Hamilton City									
August 2012	6	0	0	0	9	0	0	0	15
August 2011	32	0	5	0	0	0	0	0	37
Stoney Creek City									
August 2012	22	0	16	0	0	0	0	0	38
August 2011	21	0	0	0	0	0	0	0	21
Ancaster City									
August 2012	22	0	0	0	0	0	0	0	22
August 2011	21	0	8	0	9	0	0	0	38
Dundas Town									
August 2012	0	0	0	0	0	0	0	0	0
August 2011	5	0	0	0	0	0	0	0	5
Flamborough									
August 2012	1	2	16	0	0	0	0	0	19
August 2011	7	0	0	0	0	0	0	0	7
Glanbrook									
August 2012	2	2	6	0	6	0	0	0	16
August 2011	40	0	0	0	0	0	0	0	40
City of Burlington									
August 2012	33	0	0	0	0	0	0	0	33
August 2011	19	2	6	0	0	0	0	0	27
Grimsby									
August 2012	3	0	41	0	0	0	0	0	44
August 2011	3	0	0	0	0	0	0	0	3
Hamilton CMA									
August 2012	89	4	79	0	15	0	0	0	187
August 2011	148	2	26	0	9	0	0	0	185
Brant County									
August 2012	17	0	0	0	11	0	0	0	28
August 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
August 2012	7	2	10	0	5	0	0	44	68
August 2011	9	2	0	0	0	0	0	0	11
Brantford CMA									
August 2012	24	2	10	0	16	0	0	44	96
August 2011	15	2	0	0	7	0	0	0	24

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Hamilton									
August 2012	33	0	6	0	8	0	0	0	47
August 2011	25	0	6	1	0	0	0	0	32
Former Hamilton City									
August 2012	4	0	3	0	0	0	0	0	7
August 2011	6	0	0	0	0	0	0	0	6
Stoney Creek City									
August 2012	19	0	1	0	0	0	0	0	20
August 2011	14	0	3	0	0	0	0	0	17
Ancaster City									
August 2012	4	0	0	0	3	0	0	0	7
August 2011	2	0	0	0	0	0	0	0	2
Dundas Town									
August 2012	0	0	0	0	0	0	0	0	0
August 2011	0	0	0	1	0	0	0	0	1
Flamborough									
August 2012	3	0	1	0	0	0	0	0	4
August 2011	1	0	0	0	0	0	0	0	1
Glanbrook									
August 2012	3	0	1	0	5	0	0	0	9
August 2011	2	0	3	0	0	0	0	0	5
City of Burlington									
August 2012	10	0	0	0	3	0	0	17	30
August 2011	1	0	0	0	3	0	0	0	4
Grimsby									
August 2012	5	0	3	0	1	0	0	0	9
August 2011	10	0	0	0	0	0	0	0	10
Hamilton CMA									
August 2012	48	0	9	0	12	0	0	17	86
August 2011	36	0	6	1	3	0	0	0	46
Brant County									
August 2012	8	0	0	0	3	0	0	0	11
August 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
August 2012	8	0	2	0	17	0	15	0	42
August 2011	24	3	0	0	21	0	6	0	54
Brantford CMA									
August 2012	16	0	2	0	20	0	15	0	53
August 2011	29	3	4	0	25	0	6	0	67

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
August 2012	49	4	38	0	15	0	0	0	106
August 2011	125	2	20	1	9	0	0	0	157
Former Hamilton City									
August 2012	6	0	0	0	9	0	0	0	15
August 2011	33	0	5	0	0	0	0	0	38
Stoney Creek City									
August 2012	17	0	16	0	0	0	0	0	33
August 2011	20	0	0	0	0	0	0	0	20
Ancaster City									
August 2012	22	0	0	0	0	0	0	0	22
August 2011	21	0	8	1	9	0	0	0	39
Dundas Town									
August 2012	0	0	0	0	0	0	0	0	0
August 2011	5	2	0	0	0	0	0	0	7
Flamborough									
August 2012	2	2	16	0	0	0	0	0	20
August 2011	7	0	0	0	0	0	0	0	7
Glanbrook									
August 2012	2	2	6	0	6	0	0	0	16
August 2011	39	0	0	0	0	0	0	0	39
City of Burlington									
August 2012	32	0	0	0	0	0	0	0	32
August 2011	19	2	6	0	0	0	0	0	27
Grimsby									
August 2012	5	0	41	0	0	0	0	0	46
August 2011	5	0	0	0	0	0	0	0	5
Hamilton CMA									
August 2012	86	4	79	0	15	0	0	0	184
August 2011	149	4	26	1	9	0	0	0	189
Brant County									
August 2012	18	0	0	0	8	0	0	0	26
August 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
August 2012	5	2	8	0	2	0	0	0	17
August 2011	12	0	0	0	4	2	0	0	18
Brantford CMA									
August 2012	23	2	8	0	10	0	0	0	43
August 2011	16	0	2	0	9	2	0	0	29

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Hamilton CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260
% Change	-22.6	13.6	-7.7	-87.5	5.0	47.7	-100.0	-86.3	-14.3
2002	2,251	81	614	8	634	111	3	95	3,803

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Brantford CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458
% Change	-32.8	-83.3	175.0	160.0	15.2	-100.0	n/a	n/a	-34.6
2002	558	36	4	5	46	40	0	0	700

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	% Change
Hamilton CMA	81	130	16	0	103	143	3	8	203	281	-27.8
City of Hamilton	79	83	16	0	103	77	3	8	201	168	19.6
Former Hamilton City	16	16	0	0	25	42	0	8	41	66	-37.9
Stoney Creek City	18	4	10	0	70	9	0	0	98	13	**
Ancaster City	18	24	0	0	0	0	0	0	18	24	-25.0
Dundas Town	0	1	0	0	0	0	0	0	0	1	-100.0
Flamborough	4	3	2	0	0	0	3	0	9	3	200.0
Glanbrook	23	35	4	0	8	26	0	0	35	61	-42.6
City of Burlington	2	41	0	0	0	15	0	0	2	56	-96.4
Grimsby	0	6	0	0	0	51	0	0	0	57	-100.0
Brantford CMA	26	18	0	0	10	12	0	0	36	30	20.0
Brant County	14	n/a	0	n/a	0	n/a	0	n/a	14	n/a	n/a
Brantford City	12	5	0	0	10	12	0	0	22	17	29.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Hamilton CMA	991	897	68	6	715	400	407	170	2,181	1,473	48.1
City of Hamilton	894	585	68	2	555	318	69	95	1586	1000	58.6
Former Hamilton City	177	127	4	0	97	74	66	95	344	296	16.2
Stoney Creek City	123	64	10	2	263	47	0	0	396	113	**
Ancaster City	179	121	0	0	51	31	0	0	230	152	51.3
Dundas Town	4	6	0	0	0	0	0	0	4	6	-33.3
Flamborough	216	34	34	0	38	34	3	0	291	68	**
Glanbrook	195	233	20	0	106	132	0	0	321	365	12.1
City of Burlington	73	240	0	4	90	31	338	75	501	350	43.1
Grimsby	24	72	0	0	70	51	0	0	94	123	-23.6
Brantford CMA	180	142	10	4	69	61	0	0	259	207	25.1
Brant County	73	n/a	2	n/a	5	n/a	0	n/a	80	n/a	n/a
Brantford City	107	89	8	4	64	61	0	0	179	154	16.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011
Hamilton CMA	85	143	18	0	3	0	0	8
City of Hamilton	85	77	18	0	3	0	0	8
Former Hamilton City	7	42	18	0	0	0	0	8
Stoney Creek City	70	9	0	0	0	0	0	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	3	0	0	0
Glanbrook	8	26	0	0	0	0	0	0
City of Burlington	0	15	0	0	0	0	0	0
Grimsby	0	51	0	0	0	0	0	0
Brantford CMA	10	12	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	10	12	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	655	400	60	0	341	75	66	95
City of Hamilton	495	318	60	0	3	0	66	95
Former Hamilton City	37	74	60	0	0	0	66	95
Stoney Creek City	263	47	0	0	0	0	0	0
Ancaster City	51	31	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	38	34	0	0	3	0	0	0
Glanbrook	106	132	0	0	0	0	0	0
City of Burlington	90	31	0	0	338	75	0	0
Grimsby	70	51	0	0	0	0	0	0
Brantford CMA	65	61	4	0	0	0	0	0
Brant County	5	n/a	0	n/a	0	n/a	0	n/a
Brantford City	60	61	4	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011
Hamilton CMA	134	230	51	43	18	8	203	281
City of Hamilton	132	133	51	27	18	8	201	168
Former Hamilton City	23	54	0	4	18	8	41	66
Stoney Creek City	58	13	40	0	0	0	98	13
Ancaster City	18	24	0	0	0	0	18	24
Dundas Town	0	1	0	0	0	0	0	1
Flamborough	6	3	3	0	0	0	9	3
Glanbrook	27	38	8	23	0	0	35	61
City of Burlington	2	41	0	15	0	0	2	56
Grimsby	0	56	0	1	0	0	0	57
Brantford CMA	32	30	4	0	0	0	36	30
Brant County	14	n/a	0	n/a	0	n/a	14	n/a
Brantford City	18	17	4	0	0	0	22	17

Table 2.5: Starts by Submarket and by Intended Market
January - August 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	1,511	1,188	544	190	126	95	2,181	1,473
City of Hamilton	1,268	826	192	79	126	95	1,586	1,000
Former Hamilton City	218	189	0	12	126	95	344	296
Stoney Creek City	329	113	67	0	0	0	396	113
Ancaster City	175	147	55	5	0	0	230	152
Dundas Town	4	6	0	0	0	0	4	6
Flamborough	288	68	3	0	0	0	291	68
Glanbrook	254	303	67	62	0	0	321	365
City of Burlington	157	244	344	106	0	0	501	350
Grimsby	86	118	8	5	0	0	94	123
Brantford CMA	229	188	26	19	4	0	259	207
Brant County	75	n/a	5	n/a	0	n/a	80	n/a
Brantford City	154	135	21	19	4	0	179	154

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	% Change
Hamilton CMA	89	148	4	2	94	35	0	0	187	185	1.1
City of Hamilton	53	126	4	0	53	29	0	0	110	155	-29.0
Former Hamilton City	6	32	0	0	9	5	0	0	15	37	-59.5
Stoney Creek City	22	21	0	0	16	0	0	0	38	21	81.0
Ancaster City	22	21	0	0	0	17	0	0	22	38	-42.1
Dundas Town	0	5	0	0	0	0	0	0	0	5	-100.0
Flamborough	1	7	2	0	16	0	0	0	19	7	171.4
Glanbrook	2	40	2	0	12	0	0	0	16	40	-60.0
City of Burlington	33	19	0	2	0	6	0	0	33	27	22.2
Grimsby	3	3	0	0	41	0	0	0	44	3	**
Brantford CMA	24	15	2	2	26	7	44	0	96	24	**
Brant County	17	n/a	0	n/a	11	n/a	0	n/a	28	n/a	n/a
Brantford City	7	9	2	2	15	0	44	0	68	11	**

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Hamilton CMA	837	1012	48	80	624	452	339	63	1848	1607	15.0
City of Hamilton	570	780	48	26	436	342	339	63	1393	1211	15.0
Former Hamilton City	82	149	6	0	107	59	215	63	410	271	51.3
Stoney Creek City	97	126	0	12	102	83	0	0	199	221	-10.0
Ancaster City	197	271	0	0	45	43	62	0	304	314	-3.2
Dundas Town	8	26	0	0	0	0	62	0	70	26	169.2
Flamborough	22	65	28	14	56	92	0	0	106	171	-38.0
Glanbrook	164	143	14	0	126	58	0	0	304	201	51.2
City of Burlington	235	176	0	54	27	76	0	0	262	306	-14.4
Grimsby	32	56	0	0	161	34	0	0	193	90	114.4
Brantford CMA	153	167	2	6	86	56	61	0	302	229	31.9
Brant County	90	n/a	0	n/a	11	n/a	0	n/a	101	n/a	n/a
Brantford City	63	119	2	6	75	37	61	0	201	162	24.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011
Hamilton CMA	**94**	**35**	**0**	**0**	**0**	**0**	**0**	**0**
City of Hamilton	53	29	0	0	0	0	0	0
Former Hamilton City	9	5	0	0	0	0	0	0
Stoney Creek City	16	0	0	0	0	0	0	0
Ancaster City	0	17	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	16	0	0	0	0	0	0	0
Glanbrook	12	0	0	0	0	0	0	0
City of Burlington	0	6	0	0	0	0	0	0
Grimsby	41	0	0	0	0	0	0	0
Brantford CMA	**26**	**7**	**0**	**0**	**0**	**0**	**44**	**0**
Brant County	11	n/a	0	n/a	0	n/a	0	n/a
Brantford City	15	0	0	0	0	0	44	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	**620**	**452**	**4**	**0**	**124**	**0**	**215**	**63**
City of Hamilton	432	342	4	0	124	0	215	63
Former Hamilton City	103	59	4	0	0	0	215	63
Stoney Creek City	102	83	0	0	0	0	0	0
Ancaster City	45	43	0	0	62	0	0	0
Dundas Town	0	0	0	0	62	0	0	0
Flamborough	56	92	0	0	0	0	0	0
Glanbrook	126	58	0	0	0	0	0	0
City of Burlington	27	76	0	0	0	0	0	0
Grimsby	161	34	0	0	0	0	0	0
Brantford CMA	**61**	**44**	**25**	**12**	**0**	**0**	**61**	**0**
Brant County	11	n/a	0	n/a	0	n/a	0	n/a
Brantford City	50	25	25	12	0	0	61	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011
Hamilton CMA	172	176	15	9	0	0	187	185
City of Hamilton	95	146	15	9	0	0	110	155
Former Hamilton City	6	37	9	0	0	0	15	37
Stoney Creek City	38	21	0	0	0	0	38	21
Ancaster City	22	29	0	9	0	0	22	38
Dundas Town	0	5	0	0	0	0	0	5
Flamborough	19	7	0	0	0	0	19	7
Glanbrook	10	40	6	0	0	0	16	40
City of Burlington	33	27	0	0	0	0	33	27
Grimsby	44	3	0	0	0	0	44	3
Brantford CMA	36	17	16	7	44	0	96	24
Brant County	17	n/a	11	n/a	0	n/a	28	n/a
Brantford City	19	11	5	0	44	0	68	11

Table 3.5: Completions by Submarket and by Intended Market
January - August 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	1,310	1,436	317	108	221	63	1,848	1,607
City of Hamilton	897	1,055	275	93	221	63	1,393	1,211
Former Hamilton City	156	168	33	40	221	63	410	271
Stoney Creek City	199	216	0	5	0	0	199	221
Ancaster City	214	302	90	12	0	0	304	314
Dundas Town	8	23	62	3	0	0	70	26
Flamborough	106	171	0	0	0	0	106	171
Glanbrook	214	168	90	33	0	0	304	201
City of Burlington	235	296	27	10	0	0	262	306
Grimsby	178	85	15	5	0	0	193	90
Brantford CMA	170	179	46	38	86	12	302	229
Brant County	90	n/a	11	n/a	0	n/a	101	n/a
Brantford City	80	125	35	25	86	12	201	162

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
August 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
August 2012	2	4.2	1	2.1	12	25.0	14	29.2	19	39.6	48	495,990	542,799
August 2011	24	19.5	44	35.8	25	20.3	12	9.8	18	14.6	123	394,900	422,210
Year-to-date 2012	78	14.1	98	17.8	147	26.6	87	15.8	142	25.7	552	429,945	466,448
Year-to-date 2011	218	29.5	224	30.4	153	20.7	64	8.7	79	10.7	738	384,950	405,207
Former Hamilton City													
August 2012	0	0.0	0	0.0	3	50.0	0	0.0	3	50.0	6	--	--
August 2011	2	6.1	20	60.6	9	27.3	2	6.1	0	0.0	33	389,900	390,825
Year-to-date 2012	10	13.2	12	15.8	28	36.8	7	9.2	19	25.0	76	424,921	443,653
Year-to-date 2011	28	19.7	70	49.3	32	22.5	8	5.6	4	2.8	142	389,764	386,760
Stoney Creek City													
August 2012	0	0.0	1	5.9	5	29.4	1	5.9	10	58.8	17	529,900	653,676
August 2011	4	20.0	5	25.0	7	35.0	0	0.0	4	20.0	20	403,900	465,260
Year-to-date 2012	2	2.2	22	24.2	29	31.9	12	13.2	26	28.6	91	447,900	529,848
Year-to-date 2011	24	19.0	42	33.3	37	29.4	8	6.3	15	11.9	126	395,900	438,810
Ancaster City													
August 2012	0	0.0	0	0.0	4	19.0	12	57.1	5	23.8	21	495,990	483,013
August 2011	1	4.8	6	28.6	5	23.8	1	4.8	8	38.1	21	448,990	482,603
Year-to-date 2012	3	1.6	12	6.3	64	33.5	48	25.1	64	33.5	191	483,990	502,387
Year-to-date 2011	93	36.5	61	23.9	47	18.4	22	8.6	32	12.5	255	373,641	404,273
Dundas Town													
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2011	0	0.0	1	20.0	0	0.0	3	60.0	1	20.0	5	--	--
Year-to-date 2012	1	11.1	2	22.2	2	22.2	2	22.2	2	22.2	9	--	--
Year-to-date 2011	0	0.0	1	4.0	4	16.0	10	40.0	10	40.0	25	489,000	496,684
Flamborough													
August 2012	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
August 2011	2	40.0	1	20.0	1	20.0	0	0.0	1	20.0	5	--	--
Year-to-date 2012	0	0.0	3	16.7	1	5.6	5	27.8	9	50.0	18	497,500	552,433
Year-to-date 2011	11	20.0	17	30.9	12	21.8	8	14.5	7	12.7	55	399,990	407,155
Glanbrook													
August 2012	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
August 2011	15	38.5	11	28.2	3	7.7	6	15.4	4	10.3	39	374,500	385,883
Year-to-date 2012	62	37.1	47	28.1	23	13.8	13	7.8	22	13.2	167	366,380	392,686
Year-to-date 2011	62	45.9	33	24.4	21	15.6	8	5.9	11	8.1	135	357,400	377,279
City of Burlington													
August 2012	0	0.0	0	0.0	0	0.0	4	12.5	28	87.5	32	525,000	561,717
August 2011	0	0.0	2	10.5	6	31.6	7	36.8	4	21.1	19	452,990	666,570
Year-to-date 2012	0	0.0	3	1.3	14	6.2	49	21.6	161	70.9	227	523,990	622,240
Year-to-date 2011	0	0.0	8	4.5	29	16.5	56	31.8	83	47.2	176	499,990	822,298
Grimsby													
August 2012	0	0.0	0	0.0	3	60.0	2	40.0	0	0.0	5	--	--
August 2011	0	0.0	3	60.0	1	20.0	1	20.0	0	0.0	5	--	--
Year-to-date 2012	0	0.0	1	3.2	15	48.4	11	35.5	4	12.9	31	449,900	479,724
Year-to-date 2011	18	31.0	21	36.2	9	15.5	6	10.3	4	6.9	58	380,150	400,118

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
August 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
August 2012	2	2.4	1	1.2	15	17.6	20	23.5	47	55.3	85	500,000	544,552
August 2011	24	16.3	49	33.3	32	21.8	20	13.6	22	15.0	147	400,000	453,423
Year-to-date 2012	78	9.6	102	12.6	176	21.7	147	18.1	307	37.9	810	473,450	510,617
Year-to-date 2011	236	24.3	253	26.0	191	19.7	126	13.0	166	17.1	972	399,850	480,426

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
August 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
August 2012	2	11.1	1	5.6	1	5.6	9	50.0	5	27.8	18	478,400	514,627
August 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2012	22	23.7	14	15.1	7	7.5	10	10.8	40	43.0	93	469,900	503,009
Year-to-date 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
August 2012	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	--	--
August 2011	11	91.7	1	8.3	0	0.0	0	0.0	0	0.0	12	266,500	261,550
Year-to-date 2012	63	84.0	9	12.0	1	1.3	1	1.3	1	1.3	75	289,000	302,348
Year-to-date 2011	109	87.9	13	10.5	1	0.8	0	0.0	1	0.8	124	289,900	291,038
Brantford CMA													
August 2012	5	21.7	3	13.0	1	4.3	9	39.1	5	21.7	23	465,000	468,182
August 2011	12	75.0	1	6.3	0	0.0	0	0.0	3	18.8	16	278,950	349,281
Year-to-date 2012	85	50.6	23	13.7	8	4.8	11	6.5	41	24.4	168	348,645	413,429
Year-to-date 2011	119	70.4	19	11.2	6	3.6	5	3.0	20	11.8	169	309,000	343,919

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
August 2012

Submarket	Aug 2012	Aug 2011	% Change	YTD 2012	YTD 2011	% Change
Hamilton CMA	**544,552**	**453,423**	**20.1**	**510,617**	**480,426**	**6.3**
City of Hamilton	542,799	422,210	28.6	466,448	405,207	15.1
Former Hamilton City	--	390,825	n/a	443,653	386,760	14.7
Stoney Creek City	653,676	465,260	40.5	529,848	438,810	20.7
Ancaster City	483,013	482,603	0.1	502,387	404,273	24.3
Dundas Town	--	--	n/a	--	496,684	n/a
Flamborough	--	--	n/a	552,433	407,155	35.7
Glanbrook	--	385,883	n/a	392,686	377,279	4.1
City of Burlington	561,717	666,570	-15.7	622,240	822,298	-24.3
Grimsby	--	--	n/a	479,724	400,118	19.9
Brantford CMA	**468,182**	**349,281**	**34.0**	**413,429**	**343,919**	**20.2**
Brant County	514,627	n/a	n/a	503,009	n/a	n/a
Brantford City	--	261,550	n/a	302,348	291,038	3.9

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton August 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	707	-1.0	1,137	1,734	1,859	61.2	325,732	12.9	328,552
	February	1,037	-2.8	1,153	1,794	1,881	61.3	331,741	5.4	326,965
	March	1,345	-1.5	1,142	2,217	1,772	64.4	326,453	4.2	328,953
	April	1,406	-5.6	1,168	2,171	1,761	66.3	339,573	6.8	329,184
	May	1,508	7.3	1,115	2,410	1,799	62.0	344,864	9.3	334,769
	June	1,522	16.6	1,186	2,232	1,910	62.1	339,828	8.2	335,311
	July	1,303	35.0	1,226	1,641	1,761	69.6	349,235	12.9	355,013
	August	1,206	23.3	1,168	1,657	1,733	67.4	321,036	7.1	329,027
	September	1,132	12.4	1,154	1,754	1,695	68.1	318,507	0.6	324,622
	October	1,065	7.4	1,155	1,482	1,657	69.7	329,802	7.8	338,850
	November	1,027	7.8	1,167	1,159	1,508	77.4	342,005	10.1	342,345
	December	674	-2.6	1,159	618	1,533	75.6	315,940	-2.7	327,516
2012	January	773	9.3	1,165	1,350	1,395	83.5	334,106	2.6	338,235
	February	1,085	4.6	1,150	1,588	1,571	73.2	356,980	7.6	348,098
	March	1,313	-2.4	1,169	1,914	1,601	73.0	353,165	8.2	357,147
	April	1,394	-0.9	1,135	1,891	1,527	74.3	377,951	11.3	360,845
	May	1,498	-0.7	1,092	2,088	1,509	72.4	369,292	7.1	357,971
	June	1,295	-14.9	1,075	1,796	1,575	68.3	363,162	6.9	358,931
	July	1,190	-8.7	1,066	1,595	1,569	67.9	345,807	-1.0	356,869
	August	1,070	-11.3	1,070	1,389	1,508	71.0	364,464	13.5	372,908
	September									
	October									
	November									
	December									
	Q2 2011	4,436	5.6		6,813			341,459	8.1	
	Q2 2012	4,187	-5.6		5,775			370,279	8.4	
	YTD 2011	10,034	8.0		15,856			335,890	8.0	
	YTD 2012	9,618	-4.1		13,611			359,860	7.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford
August 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	100	-28.1	150	252	273	54.9	231,569	2.0	235,688
	February	149	-17.2	160	244	262	61.1	237,224	3.3	238,727
	March	154	-23.8	144	275	225	64.0	233,840	6.0	238,413
	April	148	-35.9	132	297	264	50.0	233,661	-0.2	225,308
	May	206	6.2	166	355	276	60.1	250,199	10.7	247,541
	June	218	9.5	171	330	283	60.4	233,083	-1.9	230,872
	July	189	9.9	179	328	307	58.3	226,885	0.3	224,686
	August	194	14.8	179	320	288	62.2	230,455	-0.8	235,141
	September	195	16.8	173	281	270	64.1	252,206	8.8	249,281
	October	157	9.0	180	263	297	60.6	246,271	7.0	240,650
	November	164	-0.6	176	240	275	64.0	238,114	6.7	240,151
	December	97	-21.8	162	126	293	55.3	224,226	-6.2	237,490
2012	January	105	5.0	149	286	281	53.0	226,440	-2.2	235,334
	February	151	1.3	162	264	276	58.7	226,215	-4.6	226,137
	March	203	31.8	197	320	291	67.7	233,482	-0.2	239,317
	April	189	27.7	169	338	289	58.5	241,234	3.2	231,851
	May	212	2.9	170	372	288	59.0	256,299	2.4	251,346
	June	186	-14.7	158	295	264	59.8	256,947	10.2	251,396
	July	182	-3.7	160	298	265	60.4	252,775	11.4	256,184
	August	187	-3.6	165	266	264	62.5	249,593	8.3	253,047
	September									
	October									
	November									
	December									
	Q2 2011	572	-8.3		982			239,397	2.9	
	Q2 2012	587	2.6		1,005			251,654	5.1	
	YTD 2011	1,358	-8.6		2,401			234,933	2.4	
	YTD 2012	1,415	4.2		2,439			244,333	4.0	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
August 2012

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	103.8	117.8	376.6	6.3	65.4	841
	February	607	3.50	5.44	103.9	118.0	376.0	6.4	65.3	844
	March	601	3.50	5.34	103.9	119.4	376.6	5.9	65.0	853
	April	621	3.70	5.69	104.3	119.9	378.0	5.6	64.9	863
	May	616	3.70	5.59	104.2	120.9	379.6	5.6	65.2	868
	June	604	3.50	5.39	104.3	120.2	378.9	6.1	65.3	872
	July	604	3.50	5.39	104.2	120.5	378.3	6.6	65.5	861
	August	604	3.50	5.39	104.1	120.6	374.4	6.9	65.0	863
	September	592	3.50	5.19	104.2	121.1	376.0	6.7	65.1	870
	October	598	3.50	5.29	104.4	121.0	378.4	6.7	65.4	881
	November	598	3.50	5.29	104.4	121.0	386.2	6.5	66.6	886
	December	598	3.50	5.29	104.1	120.3	390.8	6.4	67.2	885
2012	January	598	3.50	5.29	104.6	120.6	394	6.0	67.5	906
	February	595	3.20	5.24	104.7	121.4	396.2	5.9	67.7	923
	March	595	3.20	5.24	104.9	122.0	392.5	6.0	67.1	929
	April	607	3.20	5.44	105.3	122.4	390.2	6.3	66.9	922
	May	601	3.20	5.34	105.6	122.4	382.7	6.8	65.8	917
	June	595	3.20	5.24	105.8	121.6	377.1	7.3	65.2	913
	July	595	3.10	5.24	105.9	121.4	373.0	7.5	64.6	903
	August	595	3.10	5.24		121.8	373.2	7.3	64.4	894
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
August 2012

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2011	January	592	3.35	5.19	107.4	117.8	68.4	9.2	70.0	786
	February	607	3.50	5.44	107.9	118.0	68.0	9.2	69.7	796
	March	601	3.50	5.34	108.1	119.4	68.0	9.2	69.7	811
	April	621	3.70	5.69	108.7	119.9	67.8	8.9	69.1	823
	May	616	3.70	5.59	109.4	120.9	68.6	8.4	69.5	830
	June	604	3.50	5.39	110.0	120.2	69.4	8.2	70.2	832
	July	604	3.50	5.39	110.3	120.5	70.3	8.6	71.2	827
	August	604	3.50	5.39	110.6	120.6	70.1	8.9	71.5	819
	September	592	3.50	5.19	110.8	121.1	69.4	9.2	70.8	816
	October	598	3.50	5.29	111.2	121.0	68.2	8.8	69.3	812
	November	598	3.50	5.29	112.0	121.0	66.4	8.2	66.9	815
	December	598	3.50	5.29	112.2	120.3	65.9	7.4	65.8	810
2012	January	598	3.50	5.29	112.3	120.6	65	8.1	65.4	814
	February	595	3.20	5.24	112.7	121.4	65.6	8.2	66.1	812
	March	595	3.20	5.24	113.3	122.0	65.4	8.8	66.3	828
	April	607	3.20	5.44	113.6	122.4	66.6	8.5	67.2	830
	May	601	3.20	5.34	114.1	122.4	67.6	8.3	67.9	836
	June	595	3.20	5.24	114.5	121.6	68.0	8.4	68.4	827
	July	595	3.10	5.24	114.6	121.4	68.1	7.7	68.0	825
	August	595	3.10	5.24		121.8	68.4	8.6	68.8	811
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side by side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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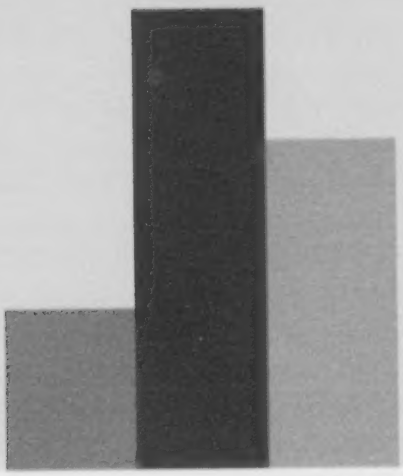

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